171.0	0002	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	948,800 / 948,800
					USE VALUE:	948,800 / 948,800
					ASSESSED:	948,800 / 948,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SARD HOWARD--ETAL
Owner 2:	NELSON ROWENA
Owner 3:	
Street 1:	67 HILLSIDE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .248 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Clapboard Exterior and 2112 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10819.000	422,100	5,500	521,200	948,800
Total Card	0.248	422,100	5,500	521,200	948,800
Total Parcel	0.248	422,100	5,500	521,200	948,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 449.24 /Parcel: 449.24

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 171.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	422,100	5500	10,819.	521,200	948,800		Year end	12/23/2021
2021	101	FV	409,500	5500	10,819.	521,200	936,200		Year End Roll	12/10/2020
2020	101	FV	409,500	5500	10,819.	521,200	936,200	936,200	Year End Roll	12/18/2019
2019	101	FV	309,600	5500	10,819.	521,200	836,300	836,300	Year End Roll	1/3/2019
2018	101	FV	309,600	5500	10,819.	461,600	776,700	776,700	Year End Roll	12/20/2017
2017	101	FV	309,600	5500	10,819.	387,200	702,300	702,300	Year End Roll	1/3/2017
2016	101	FV	309,600	5500	10,819.	387,200	702,300	702,300	Year End	1/4/2016
2015	101	FV	292,300	5500	10,819.	335,100	632,900	632,900	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20624-64		6/1/1990		318,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2017	1360	Porch	6,923	C				
10/28/2011	1379	Re-Roof	12,890					
7/16/2007	573	Redo Kit	108,671	C		G9	GR FY09	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10819		Sq. Ft.	Site		0	70.	0.69	8									521,202						521,200	

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 113344

GIS Ref:

GIS Ref:

Insp Date: 10/06/18

!13246!

PRINT

Date	Time
12/30/21	16:32:58

LAST REV

Date	Time
10/12/18	10:24:21
apro	

PAT ACCT.: 13246

USER DEFINED

Prior Id # 1:	113344
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
11/7/2008	Meas/Inspect	355	PATRIOT
2/2/2000	Inspected	276	PATRIOT
12/28/1999	Mailer Sent		
12/16/1999	Measured	243	PATRIOT
7/23/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Total AC/HA:	0.24837	Total SF/SM:	10819	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	521,202	Spl Credit		Total:	521,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.14715910
Const Adj.:	1.00489950
Adj $ / SQ:	155.625
Other Features:	83050
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	518566
Depreciation:	96453
Depreciated Total:	422113

COMMENTS

PDAS OF=TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

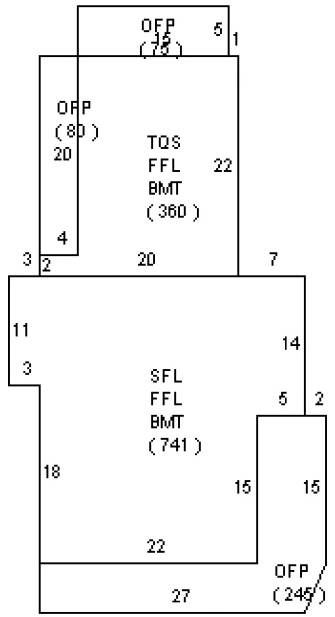
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	171.19
Special Features:	0	Val/Su Net:	116.83
Final Total:	422100	Val/Su SzAd	199.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,101	46.690	51,403
FFL	First Floor	1,101	155.630	171,343
SFL	Second Floor	741	155.630	115,318
OFP	Open Porch	400	20.730	8,290
TQS	3/4 Story	270	155.630	42,019
	Net Sketched Area:	3,613	Total:	388,373
Size Ad	2112	Gross Area	3703	FinArea 2112

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 171.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X22	A	AV	1920	20.68	T	40	101			5,500			5,500

More: N	Total Yard Items:	5,500	Total Special Featues:		Total: 5,500